



222 E ELM ST, CALDWELL, ID 83605-4815

\$13.50/SF/YR

\$1.13/SF/MO

222 E ELM ST CALDWELL ID 83605-4815

Adjacent to West Valley Medical Center | Existing Medical Buildout | 5,117-7,452 SF



Lance Hancock
ID DB50439
208.546.1381

Listing Added: 05/08/2026

Listing Updated: 05/08/2026

Building Details

Property Type	Retail	Tenancy	Single
Total Building SqFt	7,452	Vacant SqFt	7,452
Lot Size (sq ft)	31,274	Class	B
Year Built	1963	Elevators	No
Zoning	H-D (Hospital District)	APN	R0579700000
County	CANYON		

Building Description

Position your practice in the heart of Caldwell's established medical corridor. Located directly adjacent to West Valley Medical Center, this well-maintained medical office property offers exceptional visibility, convenient patient access, and an efficient clinical layout ideal for a variety of healthcare users.

The space features a functional mix of reception and waiting areas, multiple exam and consultation rooms, nurse/workstation areas, private offices, ADA-compliant restrooms, and dedicated staff/service areas. Existing medical improvements allow for a faster and more cost-effective occupancy compared to traditional office conversions.

The building offers a recognizable mid-century modern exterior with covered patient drop-off, ample on-site parking, and excellent accessibility within one of Canyon County's primary healthcare hubs.

Ideal for:

- Primary Care
- Specialty Clinics
- Behavioral Health
- Physical Therapy
- Imaging / Outpatient Services
- Wellness or Med Spa Users
- Administrative Medical Offices

Property Highlights

- Located in Caldwell's established hospital district
- Adjacent to West Valley Medical Center
- Existing medical office buildout
- Multiple exam rooms and private offices
- Reception and waiting areas in place
- ADA-accessible restrooms and entrances
- Covered patient drop-off canopy
- Ample on-site parking
- Strong visibility and convenient access
- Flexible layout suitable for owner-user or tenant customization

Available Space

- Ground Floor: Approximately 5,117 RSF
- Basement: Approximately 2,335 RSF

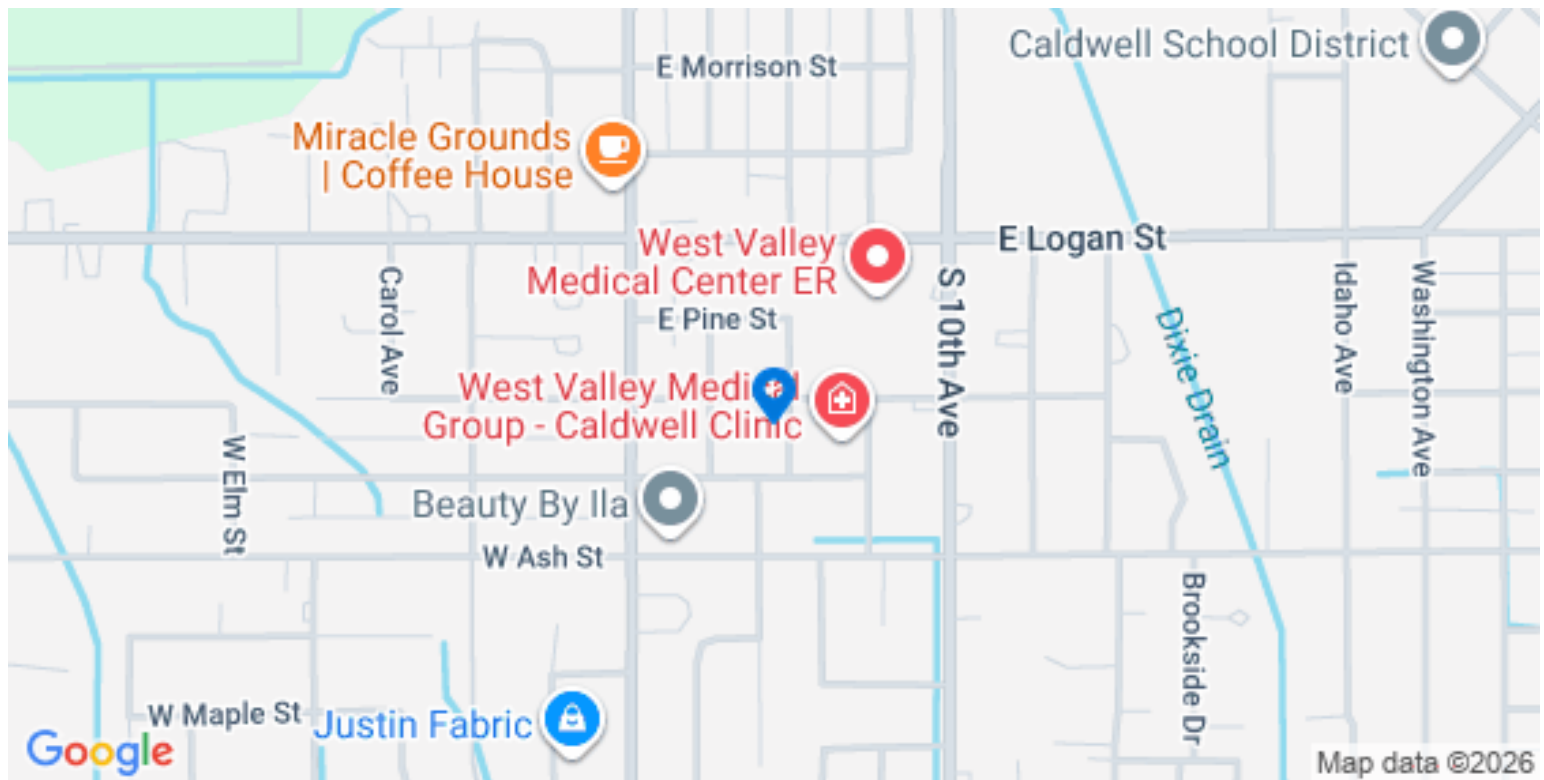
The existing layout and infrastructure make this an excellent opportunity for medical users seeking affordable Class B space with immediate functionality in a highly desirable healthcare location.



Building Highlights

- Adjacent to West Valley Medical Center in Caldwell's established medical corridor
- Existing medical office buildout with reception, waiting, exam rooms, and nurse stations
- Approximately 5,117 SF ground floor plus 2,335 SF basement space available
- Functional layout ideal for primary care, specialty clinics, behavioral health, therapy, or wellness users
- Covered patient drop-off canopy and ample on-site parking
- ADA-accessible entrances and restrooms
- Excellent visibility and convenient access from downtown Caldwell and I-84
- Cost-effective alternative to new medical office construction
- Flexible configuration for owner-user or tenant customization
- Value-oriented Class B medical office opportunity

Building Location (1 Location)



222 Details

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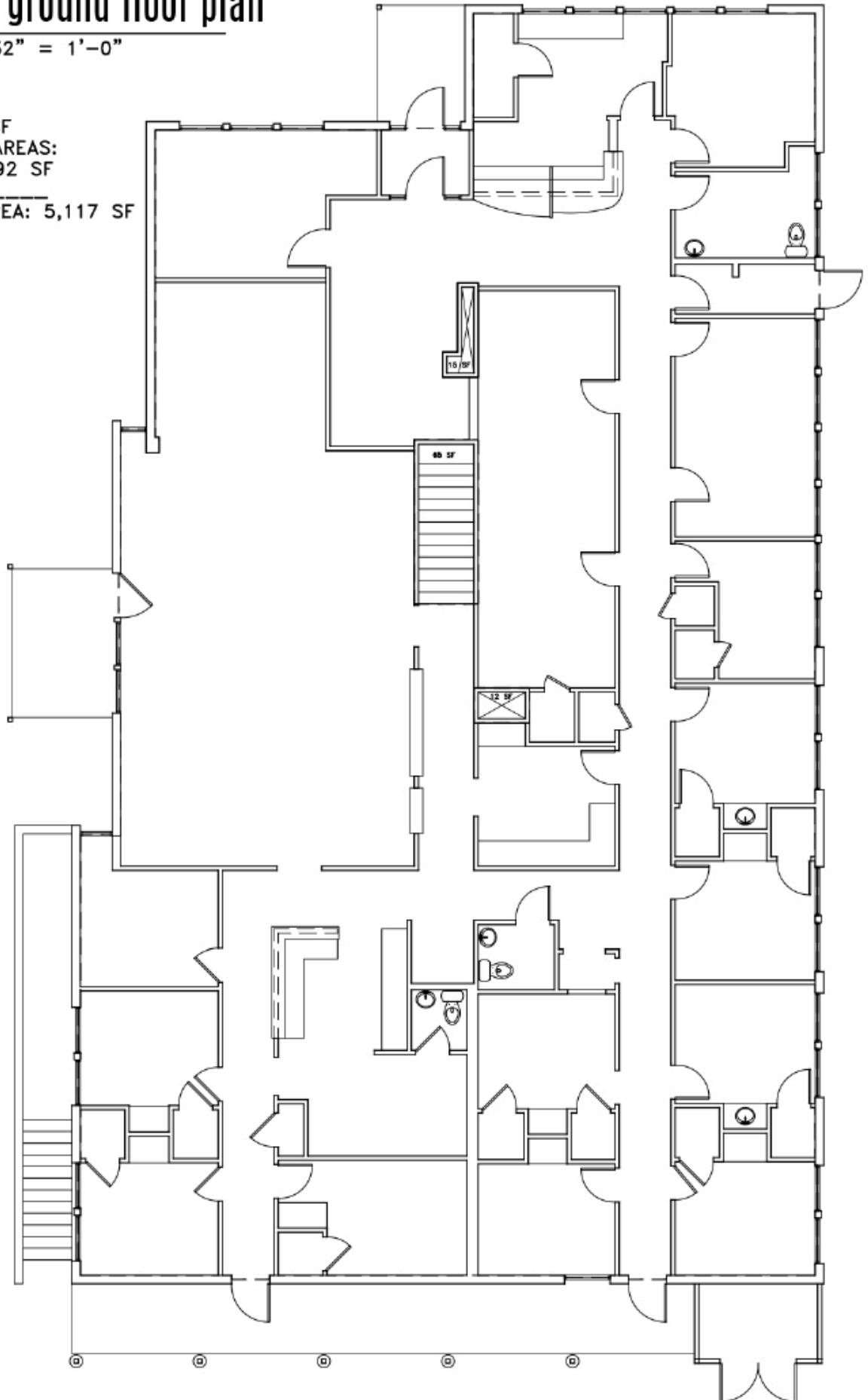
Listing Type	Direct	RSF	7,452 SF
Lease Type	NNN	Lease term	5+ years
Total CAM (Per SF/YR)	\$1.87	Expense Rate (Per SF/YR)	\$3.41
Total Rate (Per SF/YR)	\$18.78	Total Monthly Rent	\$11,661.63

N 222 elm ground floor plan

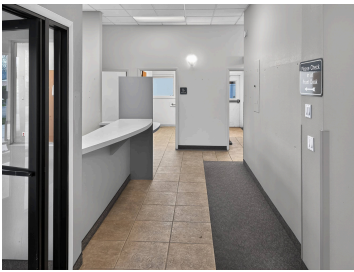
SCALE: 3/32" = 1'-0"

FOOTPRINT: 5,209 SF
VERTICAL SERVICE AREAS:
12 + 15 + 65 = 92 SF

TOTAL RENTABLE AREA: 5,117 SF



Property Photos (28 photos)





Household Income

\$66.1k

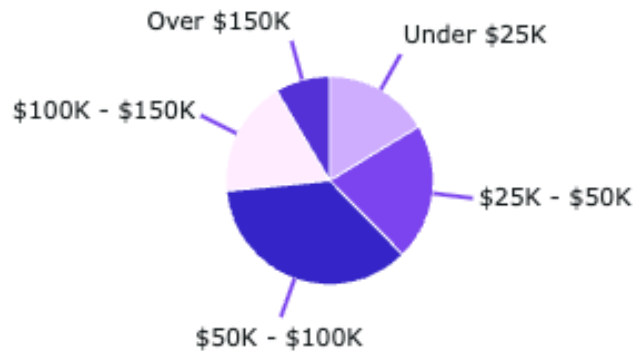
Median Income

\$69.7k

2029 Estimate

↑ **6%**

Growth Rate



Age Demographics

35

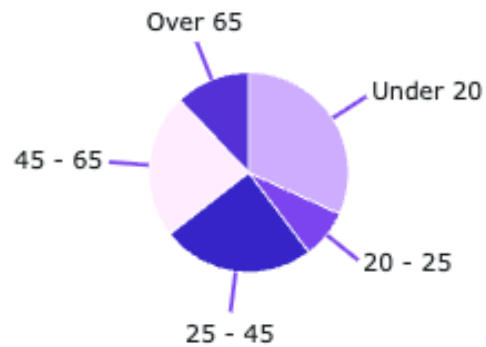
Median Age

37

2029 Estimate

↑ **3%**

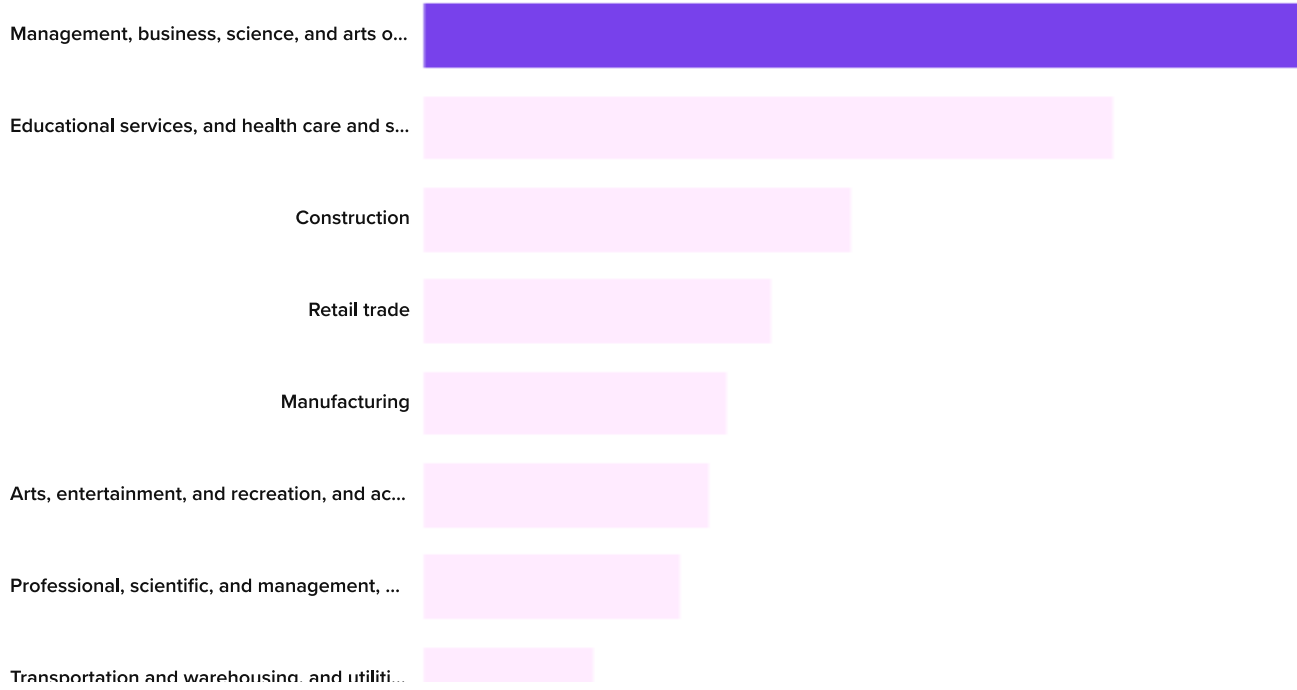
Growth Rate



Number of Employees

19.1k

Top Employment Categories



Housing Occupancy Ratio

15:1

19:1 predicted by 2029



Renter to Homeowner Ratio

1:2

1:2 predicted by 2029

